



Spacious main door flat

Brought to market in excellent decorative order



45 Inchgarvie Park

South Queensferry, Edinburgh, EH30 9RN



Scan Here!



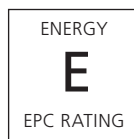
3 BED



1 BATH



LOCAL
AMENITIES



ENERGY

E

EPC RATING



SOUTH QUEENSFERRY

EDINBURGH

The village offers beautiful walks



THE FORTH ROAD BRIDGE
THE FORTH RAIL BRIDGE
SUNSET VIEWS
OROCCO PIER



South Queensferry is located some ten miles to the north west of Edinburgh city centre and approx eight miles from Edinburgh Airport. It lies on the shores of the Firth of Forth between the Forth Rail and the Forth Road bridges.

There is a large selection of pubs, bars and restaurants within South Queensferry. There is also a good selection of unique shops, banks and for those who enjoy water sports, Port Edgar Sailing School offers great facilities.

There are three local primary schools and a secondary school, making for an ideal family setting.

There are two stately homes within South Queensferry. Dalmeny House lies two miles to the east and is home to the Earls of Roseberry. Hopetoun House is a splendid Georgian stately home designed by the Scottish architects Sir William Bruce and William Adam and home to the Earls of Hopetoun. Many events are held here including wedding venues and equestrian trials.

For the commuter, easy access can be gained by road and rail to north and south of the Forth bridges connecting with the M9 north and the M8 towards the west also connecting with Edinburgh city bypass.



An excellent opportunity has arisen to acquire this spacious three bedroom main door flat, well situated within the popular South Queensferry area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance vestibule, an internal hallway with a large cloak cupboard, a bright and spacious lounge, with access onto a double bedroom, providing access onto the rear garden, two further double bedrooms, both of which have built-in wardrobes, a modern, partially tiled kitchen, benefiting from an integrated ceramic 4 hob/oven and extractor hood and a three piece, partially tiled bathroom with an over-head shower and chrome heated towel rail.

Full renovation and modernisation was carried out approx. 2011, with works including; a fitted bathroom suit, a fitted kitchen, rewiring, a new combi boiler and radiators, full double glazing as well as redecoration and flooring throughout.

This property also benefits from; gas central heating, full double glazing, more than adequate on-street parking to accommodate for resident and visitor parking and a private front and rear garden, including a private outhouse to the rear.



45 INCHGARVIE PARK

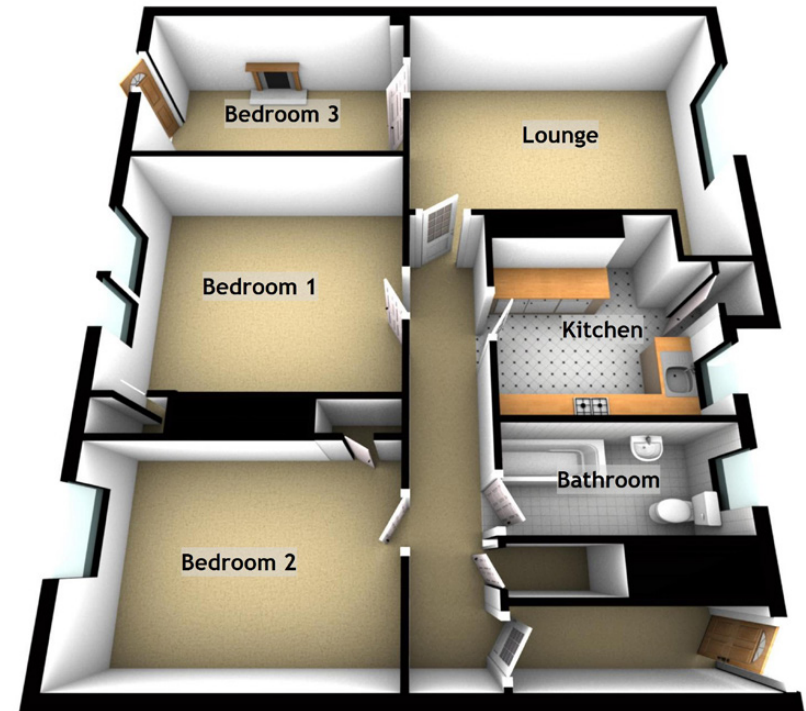
SOUTH QUEENSFERRY

"...partially tiled kitchen, benefiting from an integrated ceramic 4 hob/oven..."





BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

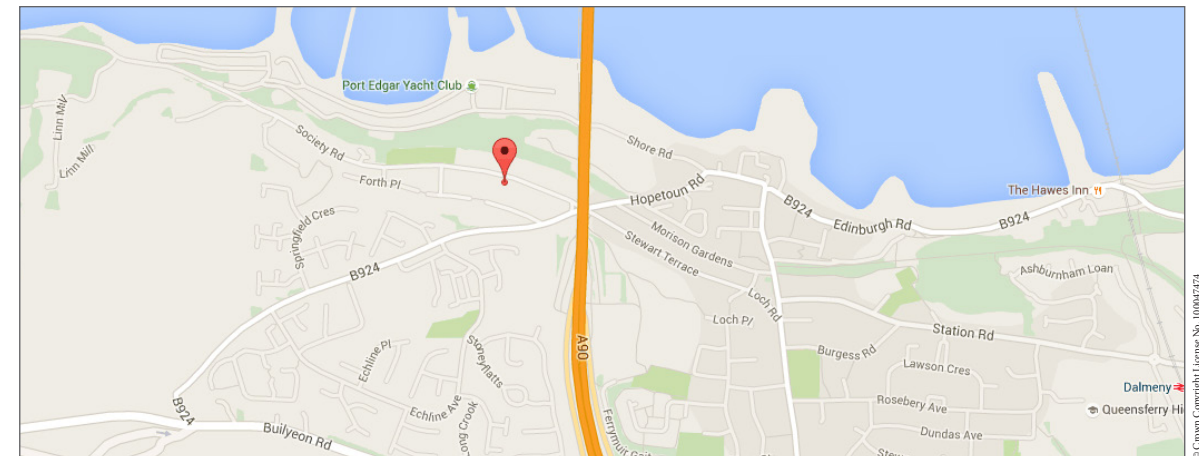
Lounge	4.86m (15'11") x 3.64m (11'11")
Kitchen	3.68m (12'1") x 2.97m (9'9")
Bedroom 1	4.11m (13'6") x 3.67m (12')
Bedroom 2	4.09m (13'5") x 2.90m (9'6")
Bedroom 3	4.09m (13'5") x 2.63m (8'8")
Bathroom	3.07m (10'1") x 1.41m (4'8")

Gross internal floor area (m²)

85

Extras
(Included in the sale)

Garden shed and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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